

“The City With a Heart”



Rick Biasotti, Chair
Marie Kayal, Vice Chair
Kevin Chase
Mary Lou Johnson
Sujendra Mishra
Perry Petersen
Joe Sammut

AGENDA PLANNING COMMISSION MEETING

[View Full Meeting](#)

February 2, 2016

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 19, 2016

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 3140 Crestmoor Drive (APN: 019-222-020)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a two-story rear addition that would add 1,337 square foot of floor area to the existing dwelling thereby increasing its floor area by more than 50% (75%), per Section 12.200.030.B.1 of the San Bruno Municipal Code. Nicholas Suslow (Applicant and Owner) **UP-15-026**.

B. 1662 Hickory Avenue (APN: 020-026-050)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 939 square foot addition which will increase the gross floor area of the existing home by greater than 50% (68%), and a Use Permit to exceed the maximum 1,825 square foot gross floor area for a single-family dwelling with only one covered off-street parking space, per Section 12.200.030.B.1 and 12.96.060.D.4.b, of the San Bruno Municipal Code. Sameer Nasser Y TR, and Kholoud Nasser Trust (Applicant and Owner) **UP-15-017**.

C. 131 Del Norte (APN: 020-013-250)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to legalize a 275 square foot rear addition with a second-floor 381 square foot uncovered deck, increasing the gross floor area from 2,539 square feet to 2,814 square feet, above the maximum of 2,344 permitted, and a floor area ratio (FAR) of 0.519 where an FAR of 0.432 is permitted, and a Minor Modification to allow a 4'-3" side setback where a minimum of five feet is required, per Sections 12.200.030.B.2 and 12.120.010 of the of the San Bruno Municipal Code. Mark Bucciarelli (Applicant), Jay Davidson (owner) **UP-15-015**.

6. DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on February 16, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.